

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	FRANKLIN ST, ARLINGTON

OWNERSHIP

Owner 1:	ASWAT FAISAL A &			
Owner 2:	HUSAK MARGARET			
Owner 3:				
Street 1:	46 FRANKLIN ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	CROOKER KASSON -		
Owner 2:	-		
Street 1:	44-46 FRANKLIN ST UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 1992 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	647,300	3,100		650,400
Total Card	0.000	647,300	3,100		650,400
Total Parcel	0.000	647,300	3,100		650,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		326.51	/Parcel: 326.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	647,300	3100	.		650,400		Year end	12/23/2021
2021	102	FV	628,300	3100	.		631,400		Year End Roll	12/10/2020
2020	102	FV	618,800	3100	.		621,900	621,900	Year End Roll	12/18/2019
2019	102	FV	547,700	3100	.		550,800	550,800	Year End Roll	1/3/2019
2018	102	FV	484,100	3100	.		487,200	487,200	Year End Roll	12/20/2017
2017	102	FV	441,100	3100	.		444,200	444,200	Year End Roll	1/3/2017
2016	102	FV	441,100	3100	.		444,200	444,200	Year End	1/4/2016
2015	102	FV	407,400	3100	.		410,500	410,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2021	USPS	MM	Mary M
7/11/2018	Measured	DGM	D Mann
12/4/2008	MLS	MM	Mary M
2/5/2008	External Ins	BR	B Rossignol

Sign: _____

VERIFICATION OF VISIT NOT DATA __/__/__

045.A-0007-0005.2

PRINT

Date	Time
12/30/21	20:55:19

LAST REV

Date	Time
09/02/21	09:07:1

mmcmakin

15533



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	32084
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

